

23/07/2021

Ms Sarah Kelly
Principal Planner
Department of Education
Level 8, 259 George Street
Sydney NSW 2000

Dear Sarah

**New Primary School at Murrumbateman (SSD-11233241)
Response to submissions report**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal (SSD-8873789) ended on Wednesday 14 July 2021. Submissions received from Yass Valley Council (Council), the public and government agencies during the exhibition of the project are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/40646>.

In accordance with clause 85A of the Environmental Planning and Assessment Regulation 2000, the Planning Secretary requires the Applicant to respond to all issues raised in these submissions and government agency advice, and where necessary, technical supporting documents must be revised.

The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in agency submissions, requires the matters at **Attachment 1** be addressed in full. You are requested to provide the Department with a response to the submissions within two months.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which you provide your Response to Submissions to the Department are not included in the deemed refusal period.

If you have any questions, please contact Navdeep Shergill on 8289 6777 or at navdeep.singhshergill@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments
as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES

1. Traffic, Transport and Access

- The Environmental Impact Statement (EIS) identifies that the existing on-site carpark is to be used to cater for construction worker parking demand and that off-street parking is minimised. The Response to Submissions (RtS) must further address potential construction vehicle parking impacts in the instances where there is likely to be overflow on-street parking required, the capacity of the surrounding streets and measures to ensure that construction worker parking does not detract significantly from existing on-street parking supply.
- The RtS must provide further justification for the assumed trip distribution rates set out in the EIS.
- The RtS must be supported by a road safety audit report, prepared by an appropriately qualified traffic or transport engineer and shall include (but not limited to) the operation of the following areas:
 - the operation of the drop-off and pick-up facilities.
 - potential safety risks and hazards caused by the operation of the drop-off and pick-up zones, school car park and the proposed school bus stop on Fairley Street.
 - footpath sightlines.
 - adequacy of the surrounding road network to enable buses and vehicles to pass simultaneously.
- The RtS must provide an updated assessment on the current pedestrian footpath network servicing the walking catchment of the development and identify areas that are required to be updated to service the requirements.
- Given the high reliance on private vehicle trips, the RtS must include details of further investigation for the provision of additional school bus services to service the site or other measures to increase the non-private vehicle trip mode share. Consultation with bus providers must be undertaken.

2. Noise and Vibration

- The RtS must include an updated Acoustic Assessment that includes a clearer conclusion on whether design and attenuation of plant and equipment on site would be feasible and achieve compliance with project noise trigger levels.

3. Built form and Urban Design

- The RtS must address the Government Architect NSW State Design Review Panel (SDRP) advice for the project dated 6 May 2021 and any further advice provided in response to the subsequent SDRP session held on 21 July 2021.
- Further investigation is required to identify how the school site can better integrate with the locality to the west and measures such as greater pedestrian connectivity, the civic address of the main entry and softening options of the hard edge created by the proposed 2.4m palisade boundary fence.

4. Bush fire

- The RtS must address the issues raised in the NSW Rural Fire Services (NSW RFS) advice dated 25 June 2021, particularly regarding asset protection zones assumed on private land outside of the application site.

5. EIS Errors

- As identified in Yass Valley Council's (Council) submission, the EIS contains a number of errors as it refers to the road network, local newspapers and Registered Aboriginal Parties (RAPs) associated with the Googong High School development. The RtS must include updated technical reports to correct errors as required.